



CommunityDevelopmentAuthority

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DATE: July 12, 2011

TO: Community Development Subcommittee

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Community Development Subcommittee

Here is a brief update with regards to the items on today's agenda.

Burr Oaks Senior Housing Update

- Certificates of occupancy are planned for the middle of July and the first residents will move in on July 29, 2011.
- There are 29 approved applications and 7 applications pending.
- A resident manager has been hired and will start on July 12.
- A specific marketing and outreach plan was distributed to the committee members by e-mail; however the document is also attached for your convenience.
- The grand opening of Burr Oaks Senior Housing is scheduled for August 24, 2011 at 11:00 am. All board members are encouraged to attend.

Truax Park Update

- The first two buildings were completed on time and are fully occupied.
- The third building will be completed on schedule with occupancy expected by the end of July.
- The fourth building is also on schedule with occupancy expected in August.
- Demolition has commenced on the fifth building and by the beginning of August, management will have delivered the last building to McGann for renovation.
- Site utility work continues on a building by building basis. The site utility work along with a limited amount of space for staging has lead to a particularly unattractive construction site. We are looking forward to grading and landscaping activity at the first four buildings in August. This should improve site conditions dramatically.
- Negotiation of one change order is pending.

Truman Olson Update

Don Marx will be attending the CDA meeting on Thursday July 14, 2011 with an update on purchase negotiations.

Burr Oaks/Anne Street Phase 2 Update

No activity to report at this time

The Village on Park Update

General

The Mayor's office has asked for a full review of the strategy and economics for The Village on Park prior to commencement of the south building demolition and Yue Wah tenant improvements. Staff has completed the economic analysis. The information has been reviewed with Mayor's staff and will next be reviewed with the Comptroller's office.

Leasing

- Madison College has expressed an interest adding a health services training program at The Village on Park in 2012 which would require an expansion of approximately 4,000 SF. Staff will be working to define Madison College's space needs, location, and the terms of a letter of intent for the expansion.
- Access Community Health continues to be interested in purchasing the northeast pad. Negotiations have been put on hold while the review of strategy and economics is discussed with the Mayor's office
- The Yue Wah lease has been fully negotiated however lease signing is subject to approval of funding for demolition and tenant improvements by the Mayor's office.
- A letter of intent has been executed for a lease with the South Madison Planning Council for 390 SF. Resolution No. 3032 describes the lease terms and requests approval to execute a lease with the south Madison Planning Council.
- A letter of intent has been executed with Job Corp for the lease 390 SF in the lower level of the Atrium. Resolution No. 3033 describes the lease terms and requests approval to execute a lease with Job Corp.

Construction

- Construction of tenant improvements for Public Health is being completed. Public Health will be occupying the second floor by the end of July and the first floor by the middle of August.
- The CDA would like to add the renovation of the Public Health Façade to the contracts for the construction of Public Health Tenant Improvements. The façade improvements included as an alternate when the Public Health Tenant Improvements were put out to bid. The scope of work on the façade has been modified slightly due to requested changes by the Urban Design Commission and value engineering. Resolution 3034 authorizes the execution of the first change order to (1) the Findorff contract for construction management services, (2) the Findorff general construction contract and (3) the Forward Electric contract for electrical work in the construction documents for the Public Health tenant improvements. The three change orders total \$129,769.

Lake Point Redevelopment District

- The Receiver and the CDA have executed an offer to purchase for the unsold condominiums and title insurance commitment has been delivered to the Receiver. The Receiver will be drafting a motion approving the sale of the remaining units to the CDA pursuant to the terms of the accepted offer.